



MINUTES

**REGULAR CALLED MEETING OF THE
COMMUNITY DEVELOPMENT (Type B) CORPORATION
Tuesday, August 9, 2016 at 6:30 PM
Cedar Park City Hall Council Chambers
450 Cypress Creek Road, Building Four, Cedar Park, Texas 78613**

BOARD OF DIRECTORS

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|--|--|
| <input checked="" type="checkbox"/> Kaden Norton, Place 1 | <input type="checkbox"/> David Burger, Place 2, President |
| <input checked="" type="checkbox"/> Brian Rice, Place 5 | <input checked="" type="checkbox"/> Bob Lemon, Place 4 (V. P.) |
| <input checked="" type="checkbox"/> Dustin Weibel, Place 3 (Sect.) | <input checked="" type="checkbox"/> Ryan Wood, Place 6 |
| | <input checked="" type="checkbox"/> Mel Kirkland, Place 7 |

MINUTES

- A.1 **CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN**
Vice President Lemon called the meeting to order at 6:30 PM.
- A.2 **Citizen Communications**
(Not For Items Listed On This Agenda. Three Minutes Each. No Deliberations With 4B. The Board May Respond With Factual Information.)
- A.3 **Board Members' Opening Comments.**
Vice President Lemon welcomed everyone and thanked everyone for being here. Director Wood commented on the new bond rating and thanked everyone who made that possible.
- A.4 **Presentations**
No items scheduled.

STAFF REPORTS (DISCUSSION ONLY)

- B.1 **Review Of 2016-2017 Projected Revenues, Expenditures and Fund Balance.** (Kent Meredith, Finance Director, Chad Tustison, Assistant Finance Director)
As of the end of May 2016, the Board has collected \$3,886,190 this year in sales tax which is \$253,972 or 7% more than at the same period last year.

The proposed FY17 budget includes \$2,581,407 for economic development incentives, \$100,000 for corridor enhancement projects, \$550,000 for planned park projects, \$1,725,000 for transportation projects and \$25,000 for destination city projects (related to Bell Blvd.)

The Board asked if the proposed \$2.5 million for economic development only includes previous agreements and not any funding for future agreements. Staff confirmed that the economic development allocation for FY17 is to cover previously approved incentive agreements. Director Wood said he would like to see some additional funding set aside to be available for future economic development projects that may come up during the fiscal year. Vice President Lemon said that he disagrees and feels that the Economic Development department will know that funding is available in the fund balance if it is needed. Secretary Weibel said that he would be supportive of leaving economic development funding for FY17 at \$2.5 million to allow for more Board flexibility.

Director Kirkland asked if we should refinance. Staff indicated that we could potentially refinance or reduce debt and will be looking into those options in the coming months.

Vice President Lemon said he would be interested in hearing all the Board members ideas for projects before addressing debt.

CONSENT AGENDA

(Pursuant To Community Development Board Rule, the Consent Agenda consists of all items set forth on Agenda Items C.1, C.2, C.3 and C.4. The Consent Agenda May Be Approved By A Single Motion.)

- C.1 Approval Of The Minutes Of The July 12, 2016 Regular Called Meeting.
- C.2 Authorization To Excuse The Absence Of David Burger From The Regular Called Meeting Of June 14, 2016.
- C.3 Authorization To Excuse The Absence Of Brian Rice From The Regular Called Meeting Of June 14, 2016.
- C.4 Authorization To Excuse The Absence Of Dustin Weibel From The Regular Called Meeting Of June 14, 2016.

Director Wood moved to approve the consent agenda as presented. Secretary Weibel seconded the motion and it passed with a 6-0 vote.

PUBLIC HEARINGS

- D.1 No Items Scheduled

REGULAR AGENDA

DISCUSSION AND POSSIBLE ACTION

- E.1 Consider Applications For Proposed Projects Submitted For The 2016-2017 Community Development (Type B) Corporation Budget, including:
 - a. Economic Development

- 1) Consider A Proposal For Funding For Economic Development Incentive Projects In An Amount Not To Exceed \$2,500,000.
- b. Community Enhancements
Community Development
 - 1) Consider A Proposal For Funding The Corridor Enhancement Program In An Amount Not To Exceed \$100,000.
 Parks Department
 - 2) Consider A Proposal For Funding Of A Trail Lighting Project At Various Locations In An Amount Not To Exceed \$50,000.
 - 3) Consider A Proposal To Fund Various Park Improvements At Veterans Memorial Park In An Amount Not To Exceed \$500,000.
 Engineering And Transportation
 - 5) Consider A Proposal For The Design And Construction Of Dedicated Right Turn Lanes On Lakeline Boulevard at West Park Street, Treeline Drive, and New Hope Drive And Extend The Existing Left Turn Lane On Lakeline Boulevard at New Hope Drive In An Amount Not To Exceed \$700,000.
 - 6) Consider A Proposal To Design And Construct Right Turn Lanes On Westbound Whitestone Boulevard At Walton Way And Two Entrances To The Railyard Shopping Center In An Amount Not To Exceed \$700,000.
 - 7) Consider A Proposal For The Design, Construction, And Installation Of A Traffic Signal At The Intersection Of Liberty Oaks Boulevard And Cypress Creek Road In An Amount Not To Exceed \$325,000.
- c. Community Identification
No Projects Or Items Submitted For Consideration Under This Category.
- d. Destination City
Consider A Bell Boulevard Redevelopment Plan Proposal For Funding Of A Park Master Plan For Undeveloped Parkland At Commercial Parkway in an amount not to exceed \$25,000.

Board staff liaison, Duane Smith, explained to the Board that the Bell Boulevard Park Master Plan has been categorized at a "Destination City" project. This was done because the vision for Bell Boulevard is to develop a destination, and because it is anticipated that additional Bell projects will likely come before the Board. As such, staff felt it was appropriate to keep that proposed project separate from the general park projects. Additionally, he reminded the Board that they are, at this time, not approving projects but rather allocating funding into line items in preparation for approval of those projects later in the year.

- E.2 Consider A Board Budget Allocation Of FY 2016-2017 Revenues, Expenditures, Fund Balance And Budget Recommendations For City Council Consideration.
Director Wood indicated that he has concerns about not allocating a designated amount specifically for future economic development projects in this year's budget.

Vice President Lemon moved to approve the FY 2016-2017 budget as proposed on page 3 of the presented finance report. Director Kirkland seconded the motion and it passed with a 5-1 vote.

Excerpt from page 3 of the finance report:

	FY 2015 Actual	FY 2016 Budget	FY 2016 Estimate	FY 2017 Proposed
Sales Tax	5,590,265	5,520,228	5,974,834	6,286,451
Interest	66,650	27,160	31,308	31,000
Total Revenue	5,656,915	5,547,388	6,006,142	6,317,451
Admin and Contract Services	145,515	704,123	704,898	617,427
Debt Service	736,794	743,265	743,265	737,580
Promote Economic Development	4,305,594	2,000,000	2,000,000	2,581,407
Corridor Enhancement Plan	-	150,000	150,000	100,000
Parks and Community Facilities	965,713	350,000	350,000	550,000
Destination City	-	-	-	25,000
Transportation	1,375,000	1,600,000	1,600,000	1,725,000
Total Expenditures	7,528,616	5,547,388	5,548,163	6,336,414

ADMINISTRATIVE ITEMS

(Board members and staff may discuss items related to the board member's general duties and responsibilities. The Board may not take a vote or other action on any item other than to obtain a consensus regarding how items are to be placed on future agendas for formal action.)

- F.1 Report on Council Actions Directly Related to Board Items Of July 14, and July 21, 2016, City Council Meetings.
Director Kirkland said Director Wood was reappointed at the last City Council Meeting and that and that Council spoke about the bond rating increase.

- F.2 Board Member Closing Comments.
Director Lemon asked for a future agenda item to discuss the Board purpose, and overall philosophy.

Director Rice said he attended a Real Estate Council of Austin (RECA) Exchange Meeting and said Cedar Park was mentioned multiple times related to exciting new developments.

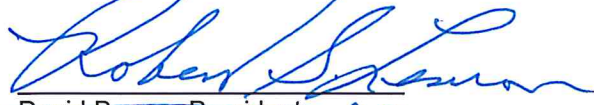
Director Kirkland mentioned that he saw 4 solar powered lights in the Forest Oaks Subdivision and said that if any Board members would like to see examples of that new lighting, they can see those lights there. He said the new light poles are very bright.

Secretary Weibel reminded the Board that Leander ISD goes back to school soon and encouraged the Board to stay involved with the school district.

Next Regular Scheduled Board Meeting Tuesday, September 13, 2016 At 6:30 P.M. In The Cedar Park Council Chambers At 450 Cypress Creek Road, Building Four.

- G.1 **ADJOURNMENT**
The meeting adjourned at 7:50 PM.

PASSED AND APPROVED THIS THE 13th DAY OF SEPTEMBER, 2016.


~~David Burger, President~~ ✓

ATTEST:


Dustin Weibel, Secretary

